

CHAPTER 25. ZONING.

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CHAPTER 25. ZONING.

DIVISION A. IN GENERAL.

ARTICLE III. Off-Street Parking.

§ 25-31. Required.

A. In all districts off-street parking facilities for the temporary storage or parking of self-propelled vehicles for the use of occupants, employees and patrons shall be provided in the amounts not less than specified herein.

B. It shall be the responsibility of the owner or operator of a specific use to ensure that required parking facilities are maintained in good condition. Owners or operators are required to maintain the number and markings of all parking spaces and all directional arrows and signs as shown on the approved site plan at all times.

C. Existing off-street parking facilities provided at the effective date of this article and actually being used at that date for the parking of vehicles in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required under this article. (see also §25-663.J.)

D. With the exception of re-striping a parking facility which does not result in the reconfiguration of parking spaces, any modification to the existing off-street parking and loading facilities shall conform to the requirements of this section. (see also §25-663.J.)

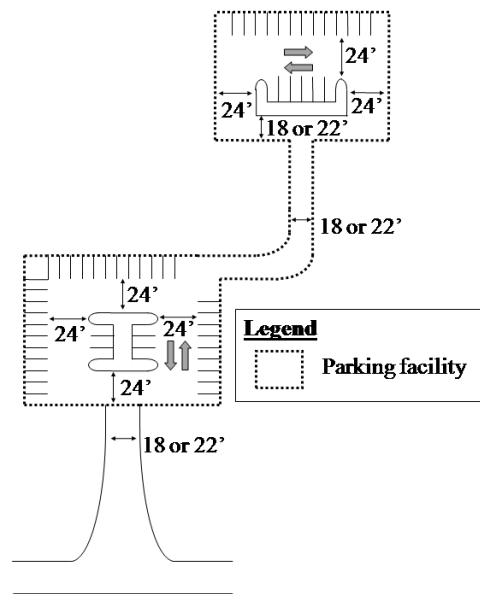
E. Required parking spaces may be used for the sale of merchandise or for special events on a temporary basis only. Such use on a temporary basis shall not exceed ten (10) days at any one time nor a total of thirty (30) days in a calendar year.

F. If a parking facility is increased by fifty percent (50%) or more of its original required spaces, cumulatively, it shall be the responsibility of the owner to update the facility to meet all requirements of this article.

§ 25-32. Ingress and egress.

A. There shall be adequate provision for ingress and egress to all parking spaces. All aisles or aisleways within an off-street parking facility shall be at least twenty-four feet (24') in width. Aisleway width may be reduced to eighteen feet (18') when a one way traffic pattern exists and parking spaces are parallel to, or up to a sixty (60) degree angle from parallel. All travel lanes within an off-street parking facility shall be at least twenty-two feet (22') in width where a two way traffic pattern exists and curbing is provided or not less than eighteen feet (18') in width in all other cases. Parking spaces and stacking spaces shall not be used for access to other parking spaces.

B. Where an off-street parking facility, except those serving single and two-family dwellings and townhouses where parking facilities are to be provided on individual lots or loading areas do not abut a public or private street there shall be provided an access drive leading to the off-street parking facility or loading areas herein required. The access drive shall be constructed 1. with a curb to curb width not less than twenty-two feet (22') where a two way traffic pattern exists and curbing is provided or 2. not less than eighteen feet (18') in width in all other cases. Such access drive shall be located on property under common ownership with, or on an easement appurtenant to, the property on which the off-street parking facility or loading areas are situated.



C. The use of streets, sidewalks, alleys or other public rights-of-way for parking or maneuvering to or from off-street parking facilities or loading spaces is prohibited except those servicing single-family and two-family dwellings and townhouses sold or offered for sale unless otherwise specified in the district regulations.

D. The location and design of entrance and exit driveways for all parking facilities, except those servicing single-family and two-family dwellings and townhouses sold or offered for sale shall provide a safe and convenient means of ingress and egress and shall conform to the standards of the Virginia Department of Transportation.

§ 25-33. Design and construction standards.

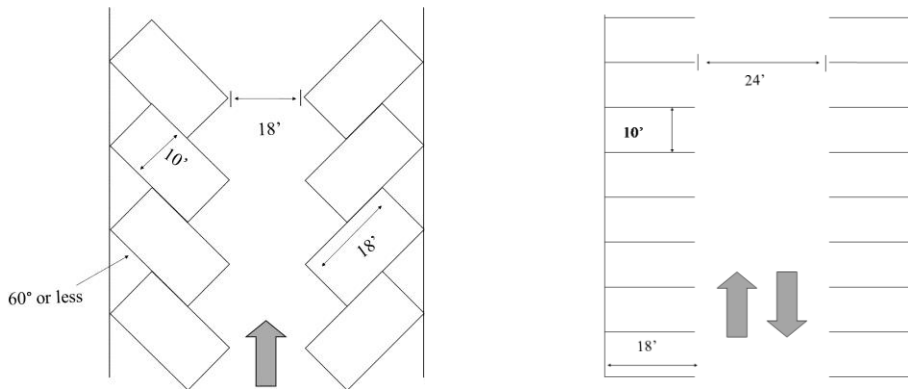
A. Parking facilities shall be so designed: (a) to prevent parked vehicles from extending beyond the limits of the parking facility; (b) to prevent damaging effects to adjoining or nearby properties from surface drainage from the parking facilities; and (c) to comply with the Chapter 18. Regulations of Stormwater.

B. All pedestrian walkways which are adjacent to vehicles parked in an orientation other than parallel to the walkway and are either:

1. Not grade separated by a standard curb; or
2. Are less than five feet (5') in width; shall be protected with wheel stops located in each space to prevent vehicles from overhanging into the pedestrian walkway. Wheel stops shall be defined as concrete parking blocks, landscape timbers, railroad ties or similar devices.

C. Parking spaces shall conform to the following standards:

1. Standard parking spaces are required to be no less than ten feet (10') in width and eighteen feet (18') in length.
2. Parallel parking spaces are required to be no less than eight feet (8') in width and twenty feet (20') in length.
3. Stacking spaces are required to be no less than nine feet (9') in width and twenty feet (20') in length and the first stacking space shall be measured from the first point of contact with the business.



D. All parking facilities shall be designed to provide for internal circulation so that each parking space is accessible to all other parking spaces without using a public street.

E. Surfacing. All off-street parking facilities for more than five (5) vehicles shall be surfaced so as to provide a durable and dustfree surface which may consist of asphalt, concrete, brick pavers, chip and seal pavement, gravel or healthy living turfgrass and shall be graded so as to dispose of all surface water accumulated within the area. The parking facilities shall be arranged and marked to provide safe and orderly loading, unloading, parking, and storage of vehicles. Any non-paved surface used for overflow, special events and peak parking that cannot be maintained with healthy, living turf grass or similar ground cover shall provide a durable and dustfree surface as listed above.

F. Marking of spaces.

1. All spaces located on lots that are paved with asphalt, concrete, chip and seal pavement or brick pavers shall be marked with painted striping the full length of the parking space.
2. All spaces located on gravel or other non-paved lots shall be marked with concrete parking blocks, landscaped timbers, rail-road ties or similar devices. Spray paint on gravel or non-paved surfaces does not constitute the marking of spaces and is prohibited.

3. The marking of spaces for overflow parking is not required.

4. The marking of parking spaces for ball fields (other than commercial ball fields) is not required. (Ord. 09/28/11)

G. Marking of aisleways or travel lanes.

1. All aisleways or travel lanes designed for travel in a specific direction located on lots that are paved with asphalt, concrete or brick pavers shall be marked with painted striping.

2. All aisleways or travel lanes designed for travel in a specific direction located on gravel or other non-paved lots shall be marked with directional signs. Spray paint on gravel or non-paved surfaces does not constitute the marking of directional travel.

§ 25-34. Determination of spaces.

A. In stadiums, sport arenas, churches and other places of assembly in which benches, pews or other similar seating facilities are provided each twenty-four inches (24") of such seating facilities shall be counted as one seat for the purpose of this article.

B. Garage spaces can be counted towards the total number of required parking spaces.

§ 25-35. Number of spaces required.

A. The number of off-street parking spaces required shall be as follows:

Use	Number of spaces required
Airport, railroad passenger station, taxi stands, and bus terminals	One for every three seating spaces to accommodate waiting passengers in addition to other required spaces.
Assembly and exhibition halls with and without fixed seats	One for every four fixed seats and one per 250 square feet of assembly area without fixed seats.
Auction houses, with fixed seats	One for every four seats.
Auction houses, without fixed seats	One for every 250 square feet.
Auditoriums and assembly halls	One for every three seats.
Bakeries	One for every 200 square feet plus one for every three seats with fixed seating.

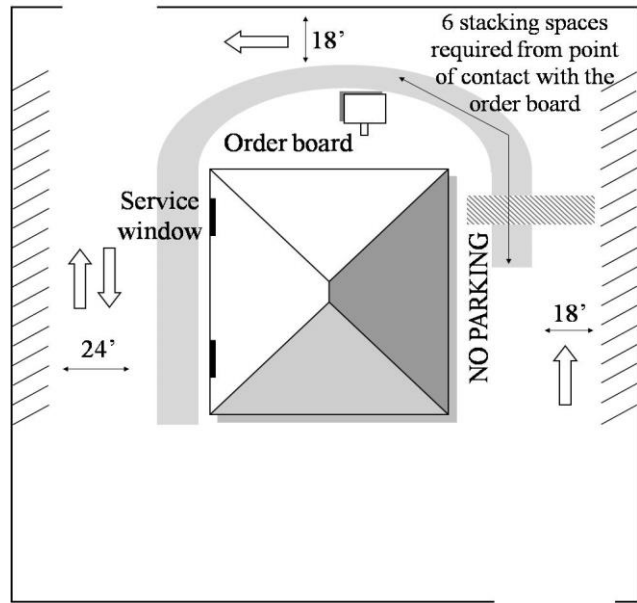
Use	Number of spaces required
Banks	One for every 250 square feet of floor space plus one for each 500 square feet of upper floor space.
Bakeries, ice cream parlors	One for every 200 square feet plus one for every three seats with fixed seating (Ord. 09/28/11)
Batting cages	One per cage (Ord. 09/28/11)
Bed and breakfast inns	One for each sleeping room or one per 75 square feet of assembly, whichever is greater.
Bowling alleys	Five for each alley.
Campgrounds and recreational vehicle parks	One for each space.
Cemetery	No parking required.
Conference center	One for every four seats.
Convenience retail operations	Twelve plus one for every 250 square feet over 1000 square feet.
Customary incidental home occupations	Sufficient spaces to accommodate all customers, clients, patients, etc.
Dance hall	One for every 75 square feet of assembly area.
Dialysis Centers	Two per treatment room (Ord. 09/28/11)
Distribution center	One for every 2000 square feet up to 500,000 square feet and one for every 3000 square feet over 500,000 square feet.
Drive-through photo, pharmacy, and other similar uses	One for every 300 square feet of floor space.

Use	Number of spaces required
Dwellings	Two for each dwelling unit. Anything proposed in a Multiple Residential Dwelling district shall provide two per unit plus ten percent of the total number of required spaces for visitor parking. (see also §25-226 and 237.1)
Farm and heavy equipment repair or service facilities	One for every 300 square feet.
Fairgrounds, carnival grounds	Sufficient parking to ensure that there is no on-street parking for events.
Fire or rescue stations	Four for each fire or rescue vehicle the facility is designed to accommodate plus one for every 75 square feet of assembly area.
Freight and truck terminals	In addition to the company vehicle requirement, one for every two trucks, tractors, or trailers the facility is designed to accommodate and one for each 250 square feet of office space.
Funeral homes and mortuaries	Three for every 100 square feet of service parlors, chapels and reception area.
Furniture, appliance, household equipment (retail)	One for every 500 square feet.
Gasoline retail outlet (with no inside sales of consumer goods)	One.
Greenhouses, nurseries, and gardens	One for every 1000 square feet of indoor retail space, plus one per 4000 square feet of outdoor retail space.
Health clubs , fitness clubs and recreation centers	One for every 500 square feet
Hospitals	Three for every bed.

Use	Number of spaces required
Hotels, motels, and lodging houses	<p>One for each living or sleeping unit for the first 100 units, plus .9 per sleeping room or suite for units 101-200, plus .8 per sleeping room or suite for units 201-300; plus .7 per sleeping room or suite for rooms in excess of 300.</p> <p>With lounges/restaurants- add one for every 150 square feet of such area.</p> <p>With meeting facilities- add one for every four seats of such area.</p>
Kennels, and animal shelters	Five, plus one for every 1000 square feet.
Manufacturing, assembly and processing facilities	One for every 2000 square feet up to 500,000 square feet and one per 3000 square feet over 500,000 square feet.
Manufactured home, modular home, and recreational vehicle sales	One for every 4000 square feet of outdoor retail space.
Medical and dental clinics and offices	Four for each treatment station or treatment room.
Mini-warehouses and self-storage facilities	One for every 250 square feet of office space if an office is located on site. If no office is located on site no parking shall required.
Motor vehicle, boats, recreational vehicles repair or service facilities	One for every 300 square feet.
Motor vehicle, boats, recreational vehicles, or machinery sales	One for every 600 square feet of enclosed floor space, plus one for every 4000 square feet of outdoor retail sales.
Museums and public libraries	Ten, plus one for every 400 square feet over 2000 square feet.
Nursery schools and day care centers	One for every three children or adults receiving care at licensed capacity.
Offices, business and professional, except medical and dental	One for every 250 square feet up to 50,000 square feet and three per every 1000 square feet over 50,000 square feet.

Use	Number of spaces required
Police stations	One for every 300 square feet of floor space.
Post office	One for every 300 square feet.
Private clubs, fraternities, sororities, and lodges	One for every 75 square feet of assembly area without fixed seats.
Produce stand	Five, plus three for each additional vendor.
Recreational facilities	<p>Forty for each ballfield. One for each picnic table. Three for each fitness trail. Four for each hole at a golf course. Two for each hole at a miniature golf course. One for each tee at a golf driving range. One for each 200 square feet of pool surface area; including wading pools and whirlpool baths. Two for each tennis court and indoor racquet ball courts. Two for every basketball court. Two per horseshoe pit.</p> <p>For each recreational use not specified above, one for every 125 square feet of usable recreation area.</p>
Religious institutions	One for every four seats in the main sanctuary.
Residential care facilities and group homes, not including hospitals	One for every three beds.
Restaurants, beer parlors and night clubs	One for every two seats.
Restaurants, carry out only	One for every 200 square feet. (8/27/14)
Restaurants, fast food	One for every 50 square feet of floor area, but in no instance shall such a facility provide less than ten.

Use	Number of spaces required
Retail stores, service establishments	One for every 250 square feet and one for each 4000 square feet of outdoor retail sales area.
Rifle and shooting ranges, and skeet shooting	One for each station.
Rooming houses, boarding houses, and dormitories	One for each resident space.
Schools, elementary and middle	Two for each classroom plus one for every staff member.
Schools, dance	One for every 100 square feet of dance floor area, but in no instance shall such a facility have less than five.
Schools, high school	One for each staff member plus one for every four students at design capacity.
Schools, higher education	Two for every three students.
Schools, vocational and trade	Five for every classroom.
Shooting preserve	Sufficient parking to accommodate expected users to ensure that there is no on-street parking.
Shopping center	3.8 for every 1000 square feet for centers less than 400,000 square feet; 3.5 for every 1000 square feet for centers with at least 400,000 square feet.
Social and community centers	One for every four fixed seats or one for every 75 square feet of assembly, whichever is greater.
Sports arenas and race tracks	One for every four seats
Theaters and cinema	One for every four seats.
Truck stops and travel plazas	Determined separately by proposed uses and totaled (i.e. convenience store, restaurant).



Use	Number of spaces required
Veterinary clinic or hospital	One for every 300 square feet.
Warehouses	Five.
Wholesale trade establishments where goods are not normally sold to the public	Five.
Wholesale trade establishments where goods are normally sold to the public	One for each 500 square feet of enclosed floor space and one for each 4000 square feet of outdoor retail sales area.

B. Stacking Space Requirements. All stacking spaces shall be counted from the first point of contact. If the establishment has an order board the first space is counted at that location. If the establishment has a service window and no order board the stacking space shall be measured from the service window. All non-residential uses shall provide stacking spaces for vehicles at drive-up and drive-through facilities consistent with the following requirements:

1. **Number Required.** The minimum number of stacking spaces required for each parking facility shall be as specified in the Stacking Space Standards Table. The stacking spaces required for each parking facility shall be measured from the location listed in the Stacking Space Standards table. The space used for remote ordering or communicating with the employees within the use may be one of the required stacking spaces.

a. Dimensions. Each stacking space shall have a minimum dimension of nine feet (9') in width by twenty feet (20') in length.

b. Location. The location of stacking spaces shall not interfere with on site parking facilities and pedestrian areas.

i. The lane containing the stacking spaces shall be marked and separate and distinct from other access drives and maneuvering lanes for parking spaces.

ii. All designated pedestrian areas which pass through a stacking space area shall be clearly marked through pavement striping or a stamped pattern or texture.

iii. Stacking spaces shall not be used for access to parking spaces and shall not block access to parking spaces.

2. Stacking Space Standards.

Use	Required stacking spaces	Point of measurement
ATM station	Three.	ATM unit
Automobile oil change and quick lube	Two.	Service bay
Bank, drive up	Four, plus two for each additional service lane.	Service window
Car wash	Two.	Wash bay
Coffee kiosk	Three.	Service window or order board
Dry cleaners	Three.	Service window
Ice cream stand	Three.	Service window or order board
Pharmacy, drive up	Three.	Service window
Restaurant, drive up	Six for the first lane, plus 3 for every additional service lane.	Service window or order board
Truck stop/Travel plaza	Two for each fueling station.	Pump island

C. Off-street loading spaces. Where loading areas or docks are present, they shall be designed so that no portion of a loading or unloading vehicle obstructs access to any required off-street parking spaces on any property. In no instance shall a loading area be considered a parking space for the purpose of meeting the off-street parking requirements of this ordinance.

D. Uses not specified. In the case of a use not specifically mentioned, the requirements for the off-street parking facilities for a use which is so mentioned and to which such use is similar shall apply.

E. Fraction of a space. When units of measurement determine a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

F. Mixed uses. When a building or facility is to be used for more than one use, the total requirements of the various uses computed separately in accordance with this section shall be required unless waived by the Zoning Administrator.

G. Waiver. The requirements of § 25-35 may be modified or waived in an individual case if the Board of Supervisors finds upon presentation of a parking study or similar documentation from the applicant that the public health, safety or welfare would be equally or better served by the modification or waiver; that the modification or waiver would not be a departure from design practice; and the modification or waiver would not otherwise be contrary to the purpose and intent of this chapter. In granting a modification or waiver, the Board of Supervisors may impose such conditions as deemed necessary to protect the public health, safety, or welfare.

H. Change in use. Whenever in any building or structure there is a change in use, or an increase in floor area or in any other unit or measurement specified herein so as to increase the required number of off-street parking spaces, parking facilities shall be increased on the basis of the total new units of measurement of the use, or the altered or expanded existing use. If a change in use creates a need for an increase of less than five (5) off-street parking spaces, no additional parking facilities shall be required if the facility currently has at least ten (10) spaces.

§ 25-36. Other requirements.

A. Handicapped space requirements. All off-street parking facilities, except those servicing single-family and two-family dwellings and townhouses sold or offered for sale shall be required to provide handicapped parking space(s) appropriately sized, marked and located in accordance with the requirements of the Virginia Uniform Statewide Building Code.

B. Company vehicle requirements. Every company vehicle (car, truck, tractor, or trailer) normally stored at the use location during normal business hours shall be provided with off-street parking facilities in an area reserved for that use over and above other space requirements. Such parking facilities shall be surfaced so as to provide a durable and dustfree surface and shall be graded so as to dispose of all surface water accumulated within the area.

C. Lighting. Lighting may be provided for off-street parking facilities used at night. Such lighting shall be arranged and oriented to direct light and glare away from adjoining parcels used or zoned for residential purposes, and shall otherwise comply with the provisions of article VI of division I of this chapter. (Ord. 3/23/05, eff. 11:59 p.m. 6/30/05)

§ 25-37. Location and ownership of facilities.

A. The off-street parking facilities required for dwellings shall be on the same lot or parcel of land as the building they are intended to serve.

B. For all other uses the off-street parking facilities required shall be within four hundred feet (400') of the building they are intended to serve, measured between the nearest point of the off-street parking facilities and the nearest point of the building. Off-site property may be used for off-street parking in order to meet the requirements of this article provided the property is zoned business or industrial.

C. All off-street parking facilities which are not located on the same lot or parcel of land as the building they are intended to serve must be evidenced by a written contract or by a lease or easement filed with the site plan and recorded in the office of the Clerk of the Circuit Court of Augusta County. Evidence of such recordation shall be provided to the Community Development Department prior to the issuance of a Building Permit or Zoning Certificate.

D. Off-street parking facilities required by this article may be shared for two (2) or more adjoining uses as evidenced by a written contract or by a lease or easement filed with the site plan and recorded in the office of the Clerk of the Circuit Court of Augusta County. Evidence of such recordation shall be provided to the Community Development Department prior to the issuance of a Building Permit or Zoning Certificate. The total number of shared spaces shall be equal to the sum of amounts required for the separate uses. The Board of Supervisors may reduce the amount of spaces required for uses sharing parking facilities if the Board of Supervisors finds such reduction to be appropriate by reason of differing hours of normal activity by the respective uses or by a parking study.

§ 25-38. Landscaping and screening.

A. Off-Street Parking Landscape Strip. Except those servicing single family dwellings and two-family dwellings and townhouses located on individual lots, a minimum ten foot (10') wide landscape strip shall be provided along the front lot lines parallel to any public or private street and alley exclusive of areas dedicated for sidewalks (except within the approved exit and entrance ways) when the parking facility abuts such street or alley.

1. Landscape strips must contain a combination of at least two (2) of the following: grass, trees, plants, and other natural materials, such as rock and wood chips, and decorative features, including sculpture, patterned walks, fountains, and pools. No bare ground shall exist.

2. No landscape material shall be installed which will hamper the line of sight for drivers of vehicles entering or exiting parking facilities.

B. Off-Street Parking Screening. Except those servicing single family dwellings and two-family dwellings and townhouses located on individual lots, off-street parking facilities or loading areas which are to the side or rear and within; 1. two hundred feet (200') of an established residential use in a residential or agricultural district; 2. one hundred feet (100') of a residentially zoned district; or 3. one hundred feet (100') of the buildable lot/s of a cluster subdivision shall be effectively screened on each side or rear which adjoins or faces such residential use or district. No buffer shall be required if the adjacent property is zoned

General Agriculture and planned for business, industrial, community mixed use, neighborhood mixed use, or village mixed use on the County's Comprehensive Plan Future Land Use Map. (Ord. 8/27/14)

1. If trees, shrubs, or berms are used as a screening method:

a. The combined height of the berm and/or vegetation shall be no less than six feet (6') in height; and

b. They shall be dense enough to completely shield the parking facility, within two (2) years of Certificate of Occupancy; and

c. They shall provide as adequate a screening in winter months as in summer months.

2. If fencing or walls are used:

a. They shall be no less than six feet (6') in height or shall have a total height of at least six feet (6') if combined with a berm; and

b. They shall be completely opaque; and

c. Finished faces or the non structural side (side without support posts) shall be located toward the adjacent property or street; and

d. They shall be maintained in good condition, without any advertising thereon; and

e. They shall be placed to ensure proper maintenance without the need to enter upon adjacent property, unless an easement is obtained.

3. Any space between such screening and the adjacent use or district shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.

4. Existing healthy and mature vegetation or other topographic conditions that meet or exceed these requirements may be used, and are encouraged to be incorporated, to satisfy screening requirements as determined by the Zoning Administrator.

5. Where a property owner owns adjacent parcels and screening would be required to be installed between such parcels, the property owner is exempt from the requirements of this section.

6. No landscape material shall be installed which will hamper the line of sight for drivers of vehicles entering or exiting parking facilities.

C. Installation. All required landscaping and screening shall be installed and approved by the first planting season. If occupancy occurs before the completion of landscaping during the dormant season (November – March) landscaping must be completed by the last day of May. A permanent Occupancy Permit may be delayed until the approved landscaping has been installed or bonded.

D. Maintenance and Ownership. The owner or his agent shall be responsible for maintenance of all landscaping and screening required by this section. If necessary to maintain the effectiveness of the screen, plantings that die must be replaced. Landscape material shall be installed so as not to hamper the line of sight for drivers of vehicles.

§ 25-39. Existing facilities.

Where parking facilities have been established prior to the passage of this article, or subsequent to the passage of this article in compliance with the terms hereof, the entire off-street parking facility shall be maintained by the owner or owners thereof so as to be usable for such purpose, and such parking facility shall not thereafter be reduced so long as the uses of such owner, tenants or licensees shall continue, and such area shall not thereafter be encroached upon by any building or structure.

ARTICLE III, Division A, Chapter 25 was revised and readopted on 2/10/10, eff. 3/1/10